

Proposed Development Conditions

SE 2015-MV-030

L & F Bock Farm, LLC

July 1, 2016

If it is the intent of the Board of Supervisors to approve Special Exception SE 2015-MV-030 located at Tax Map Parcel 102-1 ((1)) 3C pt., pursuant to Sects. 3-806 and 9-306 of the Fairfax County Zoning Ordinance to permit an independent living facility, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. This special exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This special exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Generalized Development Plan/Special Exception Plat (GDP/SE Plat) approved with the application, as qualified by these development conditions.
3. This special exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved GDP/SE Plat entitled "Bock Farm," prepared by LDC and consists of 17 sheets dated May 2015, as revised through June 21, 2016. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this special exception and the Residential Use Permit (RUP) shall be posted in a conspicuous place on the property of the use and shall be made available to all departments of the County of Fairfax during the hours of operation for the permitted use.
5. The final architectural design of the building shall be consistent with the general design and type, quality, and proportion of materials depicted in the illustrative perspectives and renderings on Sheets 10, A201 and A202 of the GDP/SE Plat.
6. The building height for the independent living facility shall not exceed 55 feet and shall be measured in accordance with the provisions of the Fairfax County Zoning Ordinance. Notwithstanding the applicant may construct the building to a lower building height provided the building footprints remain in substantial conformance with those shown on the GDP/SE Plat.

7. The maximum number of independent living units shall not exceed 128.
8. A minimum of 15 percent of the total number of independent living units shall be provided as Affordable Dwelling Units (ADU) pursuant to the provisions of Part 8 of Article 2 of the Zoning Ordinance.
9. The minimum age of residents shall be 55 years or older.
10. Prior to site plan approval, the applicant shall coordinate with the Virginia Department of Transportation (VDOT) to provide a left turn lane into the site, heading westbound on Hinson Farm Road. Construction of the left turn lane shall be completed prior to the issuance of the first RUP.
11. Prior to the issuance of the first RUP, the applicant shall construct a sidewalk between Hinson Farm Road and the northern property line from Parkers Lane to Tis Well Drive. The applicant shall construct a 5 foot wide sidewalk with a 4 foot landscape buffer. Where limited by the narrow space between development and Hinson Farm Road, the applicant shall construct a 5 foot wide sidewalk and a 2 foot landscape buffer.
12. If permitted by VDOT or the Fairfax County Department of Transportation (FCDOT), the applicant shall provide appropriate maintenance and snow removal for the sidewalk and streetscape improvements from the time they are constructed, along applicant's property line adjacent to Hinson Farm Road. If required, the applicant shall enter into an appropriate agreement with VDOT or FCDOT to provide such maintenance and snow removal to commonly accepted industry standards.
13. At time of site plan, an additional loading space shall be provided on the western portion of the site to service Buildings 2, 3 and 4 in accordance with applicable Zoning Ordinance and Public Facilities Manual (PFM) provisions.
14. The applicant shall provide landscaping in substantial conformance with the GDP/SE Plat. The exact number, species, location and spacing of trees and other plant material shall be determined at the time of site plan and shall be subject to review and approval by the Urban Forest Management Division (UFMD), DPWES.
15. As part of the landscape plan submitted for review and approval by UFMD, DPWES, the entire parking lot landscaping shall be recalculated pursuant to Section 12-0514 of the PFM in order to accurately determine the amount of interior parking lot landscaping that is required to be provided. Additional parking lot landscaping from that shown on the GDP/SE Plat shall be provided based on the new parking lot area tabulation.

16. Interior parking lot landscape islands shall have a minimum width of at least 8 feet of planting soil between restrictive root barriers such as the backside of the curb and sidewalk in accordance with PFM 12-0510.4E(5).
17. In consultation with UFMD and the Park Authority, the applicant shall provide an additional landscaped garden area on-site as one of the passive recreational amenities.
18. In consultation with the Park Authority, and prior to the issuance of the first RUP, the applicant shall provide an integrated recreation area that provides on-site recreation facilities. Such facilities and features may include, but are not limited to: bocce, tennis and/or pickle ball courts, picnic tables, grills, walking trails, and outdoor fitness equipment, gathering places, seating areas, shade elements, community gardens, specialty landscaping, fountains, sculptures and street furniture.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board of Supervisors. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Residential Use Permit through established procedures, and this special exception shall not be valid until this has been accomplished. The approval of this special exception does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless construction upon the proposed improvements has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.